

United States Department of the Interior

National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Propertyhistoric name: Manchester Residential and Commercial Historic District (Boundary Amendment)other names/site number #127-0859-0245 through 0257**2. Location**

street & number 1211-17, 1301-05, and 1418 McDonough Street; 310-12 West 12th Street; 309 West 13th Street;
314 & 400 West 14th Street not for publication _____
city or town Richmond vicinity _____
state Virginia code VA county Independent City code 760 Zip 23224

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant _____ nationally _____ statewide X locally. (____ See continuation sheet for additional comments.)

Signature of certifying official Date
Virginia Department of Historic Resources

State or Federal agency and bureau

In my opinion, the property _____ meets _____ does not meet the National Register criteria. (____ See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- ____ entered in the National Register
____ See continuation sheet.
____ determined eligible for the National Register
____ See continuation sheet.
____ determined not eligible for the National Register
____ removed from the National Register
____ other (explain): _____

Signature of Keeper _____

Date of Action _____

U. S. Department of the Interior Manchester Residential and Commercial Historic District (Boundary Amendment)
National Park Service Richmond, Virginia

5. Classification

Ownership of Property (Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property (Check only one box)

- ☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing	Noncontributing
<u>12</u>	<u>5</u> buildings
<u>0</u>	<u>0</u> sites
<u>0</u>	<u>0</u> structures
<u>0</u>	<u>0</u> objects
<u>12</u>	<u>5</u> Total

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: <u>Domestic</u>	Sub: <u>Single Dwelling/Family</u>
<u>Domestic</u>	<u>Multi Dwelling/Family</u>
_____	_____

Current Functions (Enter categories from instructions)

Cat: <u>Domestic</u>	Sub: <u>Single Dwelling/Family</u>
<u>Domestic</u>	<u>Multi Dwelling/Family</u>
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)

Colonial Revival, Queen Anne, Bungalow, & Italianate

Materials (Enter categories from instructions)

foundation Brick
roof Standing Seam, slate, and shingles
walls Frame & Brick
other _____

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

U. S. Department of the Interior Manchester Residential and Commercial Historic District (Boundary Amendment)
National Park Service Richmond, Virginia

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or a grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions) Architecture; Community Development

Period of Significance 1797-1950 (entire District)

Significant Dates 1900-1914

Significant Person (Complete if Criterion B is marked above) N/A

Cultural Affiliation N/A

Architect/Builder Unknown

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

U. S. Department of the Interior Manchester Residential and Commercial Historic District (Boundary Amendment)
National Park Service Richmond, Virginia

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☒ Local government
☐ University
☐ Other

Name of repository: Virginia Department of Historic Resources

10. Geographical Data

Acreage of Property 3-4 Acres

UTM References (Place additional UTM references on a continuation sheet)

Zone	Easting	Northing	Zone	Easting	Northing
1	<u> </u>	<u> </u>	2	<u> </u>	<u> </u>
<u> </u> See continuation sheet.					

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title: Ben K. Adamson
Organization: Manchester Development Group LLC date June 2006
street & number: 4803 West Franklin Street telephone (804) 814-6269
city or town Richmond state VA zip code 23226

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Ben Adamson, Manchester Development Group LLC
street & number 4803 West Franklin Street telephone (804) 814-6269
city or town Richmond state VA zip code 23226

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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7. Summary Description:

The resources being added to the Manchester Residential and Commercial Historic District were all built between 1900 and 1929 and are within the period of significance for the district which was listed in 2001 in the Virginia Landmarks Register and 2002 in the National Register of Historic Places. These buildings were inadvertently left out of the original inventory but do contribute to the residential fabric of the Manchester neighborhood in form and material and are visibly connected to the original district. Currently, many of the properties are being rehabilitated and the district, as a whole, is seeing increased efforts at revitalization.

Additional Inventory:

312 West 12th Street – #127-0859-0245

This Italianate structure was constructed in 1910 as a single family residence and matches many of a similar shape and style in the surrounding neighborhood. Despite non-historic repairs, this house still retains its original use and its character-defining features.

Single Dwelling - Contributing

310 West 12th Street – #127-0859-0246

This Queen Anne structure was constructed in 1910 as a single family residence and matches many of a similar shape and style in the surrounding neighborhood. Despite non-historic repairs, this house still retains its original use and its character-defining features.

Single Dwelling – Contributing

Pre-fabricated Metal Shed - Noncontributing

1211, 1213, & 1217 McDonough Street – #127-0859-0247, 0248, & 0249

These three Bungalow style houses were constructed in 1929. Though the City of Richmond tax records indicate 1211 McDonough was constructed in 1910, this is doubtful due to the uniqueness of the style to the neighborhood and the proximity of matching residences next door. This grouping of houses represents the only craftsman style residences within the district.

3 Single Dwellings – 3 Contributing

Plywood Shed (between 1211-1213 properties) – Noncontributing

2 Corrugated Metal Sheds (one behind 1211 and one behind 1217) – 2 Noncontributing

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1301, 1303, & 1305 McDonough Street – #127-0859-0250, 0251, & 0252

These three Colonial Revival dwellings were constructed from 1918-1920 as single family residences and match many of a similar shape and style found throughout the Manchester Residential and Commercial Historic District. They are brick and have a decorative slate mansard roof.

3 Single Dwellings – 3 Contributing

309 West 13th Street – #127-0859- 0253

This Italianate structure was constructed in 1900 as a single family residence. The building is suffering from structural instabilities, but retains its original exterior form.

Single Dwelling - Contributing

314 West 14th Street – #127-0859-0254

This Queen Anne structure was constructed in 1919 as a single family residence and matches many of a similar shape and style in the surrounding neighborhood. Despite non-historic repairs, this house still retains its original use and its character-defining features.

Single Dwelling - Contributing

400 West 14th Street – #127-0859-0255

This Queen Anne structure was constructed in 1924 as a single family residence and matches many of a similar shape and style in the surrounding neighborhood. Despite non-historic repairs, this house still retains its original use and its character-defining features.

Single Dwelling - Contributing

1418 McDonough Street – #127-0859-0256

This Italianate structure was constructed in 1916 as a single family residence and matches many of a similar shape and style in the surrounding neighborhood. Currently the structure is used as an office for the Southside Child Development Center.

Single Dwelling - Contributing

Corner of 14th and McDonough Streets - #127-0859-0257

This apartment is a two-story concrete block building with a flat roof. The front has three single wood doors with a cantilevered overhang centered between two sets of four single windows, two each along the first and second floors. This building is currently vacant.

Apartment Building - Noncontributing

8. Summary Statement of Significance:

The Manchester Residential and Commercial Historic District was originally listed in March 2001 in the Virginia Landmarks Register and in May 2002 in the National Register of Historic Places. The district is significant under Criterion A for community planning and development south of the James River and the City of Richmond, and under Criterion C for architecture.

When the Manchester district was originally listed in the Virginia Landmarks Register and the National Register of Historic Places, the area on the north side of McDonough Street that makes up the boundary increase, was separated from the rest of the district by noncontributing structures on the south side of McDonough Street. Those structures on the south side of McDonough Street have been demolished in the years since the listing of the district in the registers. As a result a visual connection has now been established between the original district and the resources on the north side of McDonough Street. In defining the boundaries for the increase area, it was the intent to include all resources to the north of the original Manchester district boundary between 12th and 14th streets that fell within the period of significance for the district and that maintain integrity and to exclude more recent construction to the north of McDonough Street, to the east of 12th Street and to the west of 14th Street (beyond 1418 McDonough).

As evidenced in photographs, architectural description, and dates of construction these buildings contribute to the residential fabric of the Manchester neighborhood and are visibly connected to the original district. All of the resources in the boundary increase area were built between 1900 and 1929, fall within the period of significance for the Manchester Residential and Commercial Historic District, and are consistent with the architectural form and features of the existing district.

10. Geographical Data:

Verbal Boundary Description:

The expanded boundaries for the Manchester Residential and Commercial Historic District are as shown on the City of Richmond GIS tax parcel map at scale 1" = 64'. The tax parcel block and property numbers are also shown on the scaled map.

Boundary Justification:

All of the main buildings in the boundary increase area were built within the period of significance established for the previously listed district, except the apartment building. They possess sufficient integrity and share a similar style and similar materials with the existing district and are linked visually to the rest of the Manchester Residential and Commercial Historic District. Resources beyond the expanded boundaries are of a later period of construction, have been radically altered or have experienced a major loss of integrity.

Photographic Data:

All attached photos of the buildings being added to the Manchester Residential and Commercial Historic District are digital and were taken by Ben Adamson in May 2006. Digital images are stored at the Virginia Department of Historic Resources in Richmond, Virginia.

Photo 1 of 6: 1305 McDonough Street

Photo 2 of 6: 1215 McDonough Street

Photo 3 of 6: 1303 McDonough Street

Photo 4 of 6: 310 West 12th Street

Photo 5 of 6: 312 West 12th Street

Photo 6 of 6: 314 West 14th Street